

Comments of Walter Hang

Resident of 218 Wait Avenue, Ithaca, NY

Regarding 620 South Aurora Street - Chain Works District:

Consideration of Approval of Scoping Document

Before the City of Ithaca

Planning & Development Board

January 13, 2015

Greetings. My name is Walter Hang. I own and live at 218 Wait Avenue in the City of Ithaca. Thank you for the opportunity to comment today on the proposed Scoping Document for an Environmental Impact Statement regarding the proposed redevelopment of the Emerson Power Transmission (EPT) factory site.

EPT: “Significant Threat to Public Health and the Environment – Action Required”

Extensive toxic chemical contamination was originally reported at EPT circa 1986. As a result, the site was included in the New York Inactive Hazardous Waste Disposal Site Registry in 1987 as a Class 2 site: “Significant threat to the public health or environment – action required.”

In May of 2004, I documented extensive toxic contamination at the EPT site that vastly exceeded applicable New York State toxic contamination clean up requirements despite implementation of a site clean up plan pursuant to a Record of Decision (ROD) adopted by the New York State Department of Environmental Conservation (DEC) in 1994.

The shortcomings of that fatally flawed site remediation plan have yet to be resolved. As a result, the EPT site continues to pose on-going toxic chemical threats to the health of local residents as well as to the environment of Ithaca. In fact, the site’s pollution hazards have been revealed to be far more extensive than earlier thought due to a Phase II site investigation that I will reference below.

Proposed Scoping Document is Inadequate and Should be Rejected

Against that background, I request that the proposed Scoping Document being considered by the Planning and Development Board be rejected because it fails to fulfill the guidelines of the New York State Environmental Quality Review Act, specifically “§617.8 Scoping.”

That section states “(a) The primary goals of scoping are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or nonsignificant.”

In addition, it states: “(f) The lead agency must provide a final written scope to the project sponsor, all involved agencies and any individual that has expressed an interest in writing to the lead agency within 60 days of its receipt of a draft scope. The final written scope should include:”

“(2) the potentially significant adverse impacts identified both in the positive declaration and as a result of consultation with the other involved agencies and the public, including an identification of those particular aspect(s) of the environmental setting that may be impacted;

(3) the extent and quality of information (emphasis added) needed for the preparer to adequately address each impact (emphasis added), including an identification of relevant existing information, and required new information (emphasis added) including the required methodology(ies) for obtaining new information;

(4) an initial identification of mitigation measures;

(5) the reasonable alternatives to be considered;” and

“(g) All relevant issues should be raised before the issuance of a final written scope.”

I believe that there can be no argument that the proposed scope utterly fails to fulfill these specifications. Given that the proposed redevelopment site is extensively contaminated with a wide spectrum of toxic volatile organic chemicals (VOC), petroleum products, heavy metals, Polychlorinated Biphenyls (PCBs), semi-volatile organic chemicals (SVOCs) and other pollutants documented to exceed applicable clean up standards, I believe the Scoping document must address all of the above-referenced guidance in a comprehensive manner.

This stringent requirement makes good public policy sense because it is not at all clear to me that citizens should live, work and play at the proposed redevelopment project until it has been amply demonstrated that doing so will not endanger their health.

The current proposed scoping document is vague, lacking in requisite detail and fails to address a huge array of toxic chemical concerns documented in the Phase II Environmental Site Assessment of the EPT site.

As multiple maps selected from that Phase II investigation indisputably reveal, it is not at all clear how such high-level, extensive toxic chemical pollution reported

in soils, groundwater, ambient air quality, indoor air and soil gas vapor can be fully delineated and cleaned up to permit residential use of the highly toxic EPT site. Even the developer's own consultant indicates that mitigation of chemical hazards would be required for essentially the entire factory.

Conclusion

Extreme caution is clearly warranted before authorizing any proposed redevelopment of the EPT site, even on a limited basis. Until all of the VOCs, SVOCs, PCBs, cyanide, barium and other toxic pollutants are cleaned up, people must not be allowed to live, work or play on the contaminated factory site.

The scoping document focuses primarily on redevelopment concerns and gives short shrift to the contamination legacy of the EPT site. I believe top priority should be focused instead on investigating the EPT to determine the full scope of all toxic hazards that it poses. I believe equal emphasis must then be placed on remediating the site to comply with "unrestricted use" soil clean up requirements as well as strict compliance with all other applicable remediation standards utilizing "source removal" techniques.

The site also must be cleaned up as a whole before redevelopment is permitted to begin. Soil gas vapor intrusion hazards have been documented in widespread areas. As a result, people living, working or playing in proposed buildings would be threatened by adjoining areas that have been contaminated for more than a century by the chain factory's manufacturing and dumping activities.

Given that the EPT site has threatened local residents and Ithaca's environment with on-going toxic releases for nearly 30 years, I believe the City must first and foremost require the site to be remediated without further delay. Once that has been achieved, redevelopment can proceed, but not until then.

In conclusion, putting redevelopment concerns ahead of public health protection would be irresponsible given that the EPT site has so many hazards. That is why I respectfully request that the Planning & Development Board make sure that all of the contamination problems documented at EPT be fully resolved before authorizing any redevelopment.

Thank you for your consideration. Please do not hesitate to ask me any questions that I might be able to answer about my comments.

Legend

- Hydrography
- Site Boundary
- Phase I ESA RECs
- OU-1 Parcel (to be sub-divided)
- RECs Associated with Former Transformers
- 2-ft Elevation Contours

NOTES:
 (1) REC refers to "Recognized Environmental Condition."
 (2) REC locations are approximate.
 (3) RECs shown do not specifically include: previously-identified soil vapor intrusion issues; VOC sources beneath Buildings 8, 10, 24 and 34; Phase I ESA site visit observations (regulated solid waste and petroleum product); areas of historic disturbance; historical use of the Site; and off-site impacts. These RECs are detailed in LaBella's 2013 Phase I ESA.
 (4) Site Boundary extrapolated from ALTA/ACSM Land Title Survey completed September 27, 2013, by Lehr Land Surveyors.
 (5) Topographical data generated via Lidar and is approximate.

PHASE II ENVIRONMENTAL
 SITE ASSESSMENT

EMERSON POWER
 TRANSMISSION FACILITY

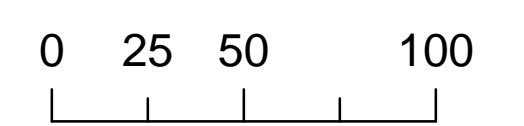
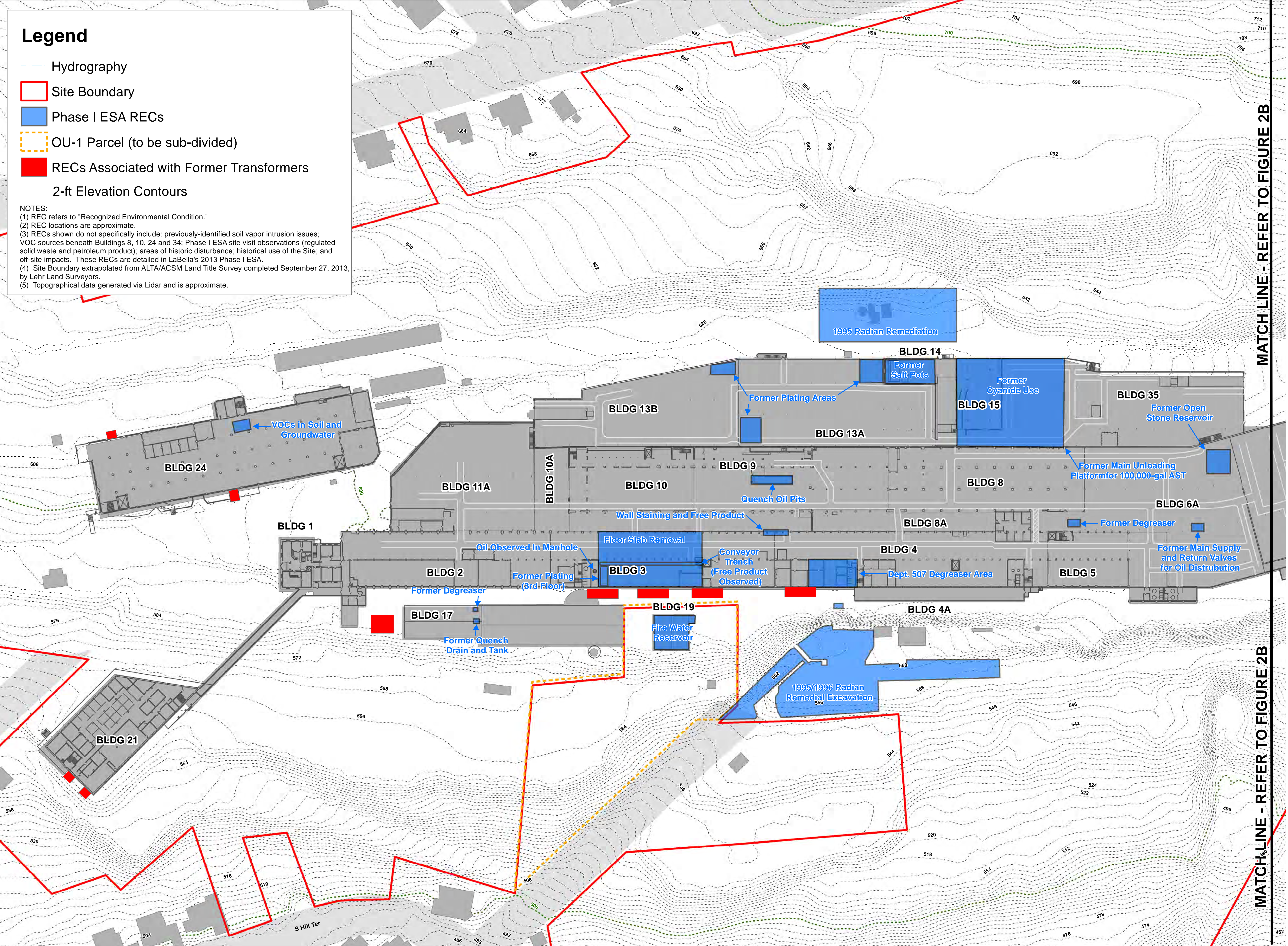
620 S. AURORA ST
 ITHACA, NEW YORK

Phase I ESA Recognized
 Environmental Conditions

Northeastern Portion of Site

MATCHLINE - REFER TO FIGURE 2B

MATCHLINE - REFER TO FIGURE 2B



1 inch = 50 feet
 Intended to print as Arch D size.

213582
 FIGURE 2A

Legend

- Hydrography
- Site Boundary
- Phase I ESA RECs
- 2-ft Elevation Contours

NOTES:
(1) REC refers to "Recognized Environmental Condition."
(2) REC locations are approximate.
(3) RECs shown do not specifically include: previously-identified soil vapor intrusion issues; VOC sources beneath Buildings 8, 10, 24 and 34; Phase I ESA site visit observations (regulated solid waste and petroleum product); areas of historic disturbance; historical use of the Site; and off-site impacts. These RECs are detailed in LaBella's 2013 Phase I ESA.
(4) Site Boundary extrapolated from ALTA/ACSM Land Title Survey completed September 27, 2013 by Lehr Land Surveyors.
(5) Topographical data generated via Lidar and is approximate.

PHASE II ENVIRONMENTAL SITE ASSESSMENT

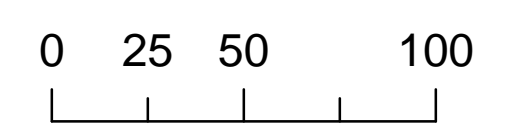
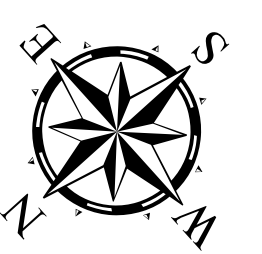
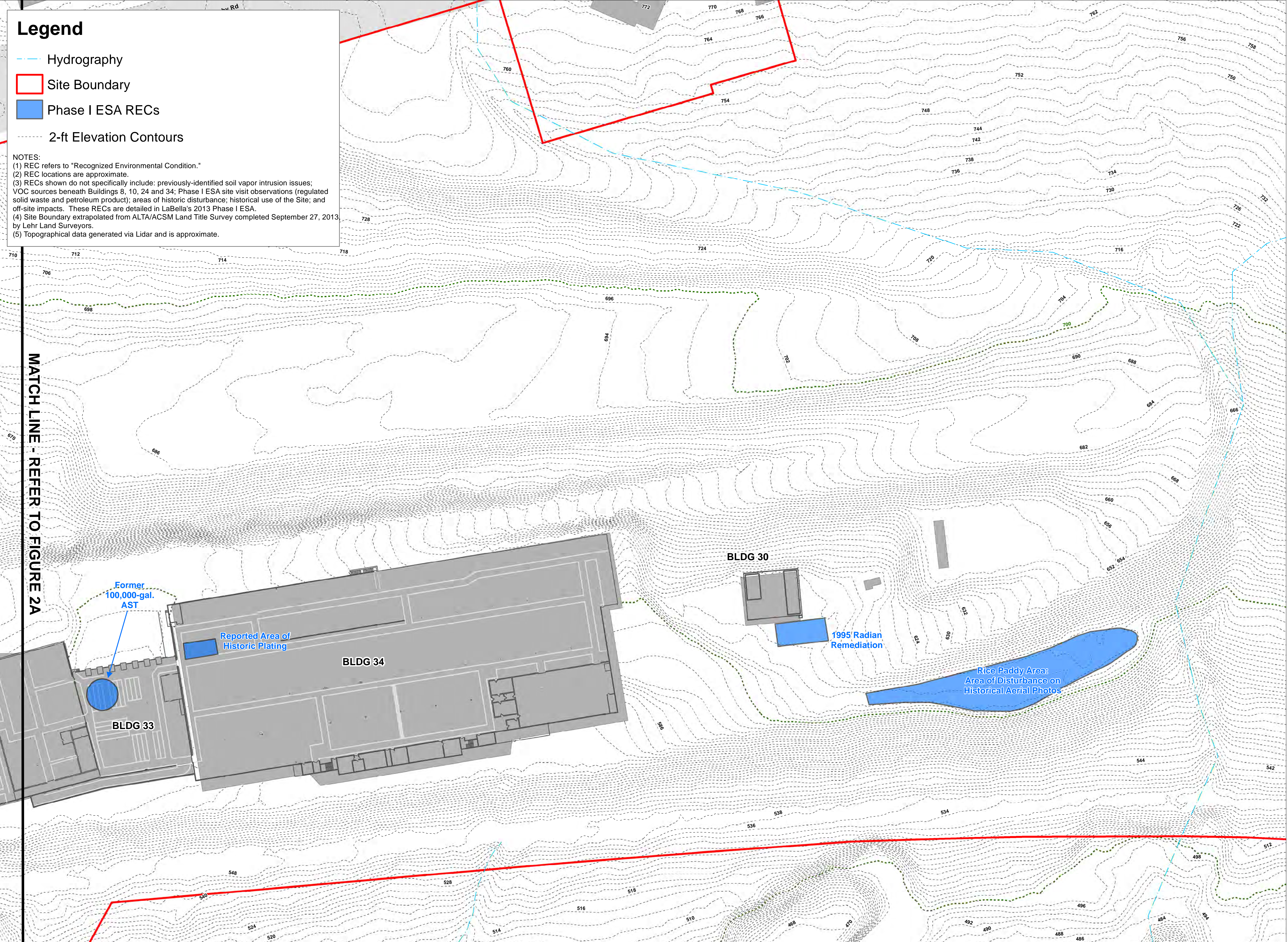
EMERSON POWER TRANSMISSION FACILITY

620 S. AURORA ST
ITHACA, NEW YORK

Phase I ESA Recognized Environmental Conditions

Southwestern Portion of Site

MATCH LINE - REFER TO FIGURE 2A



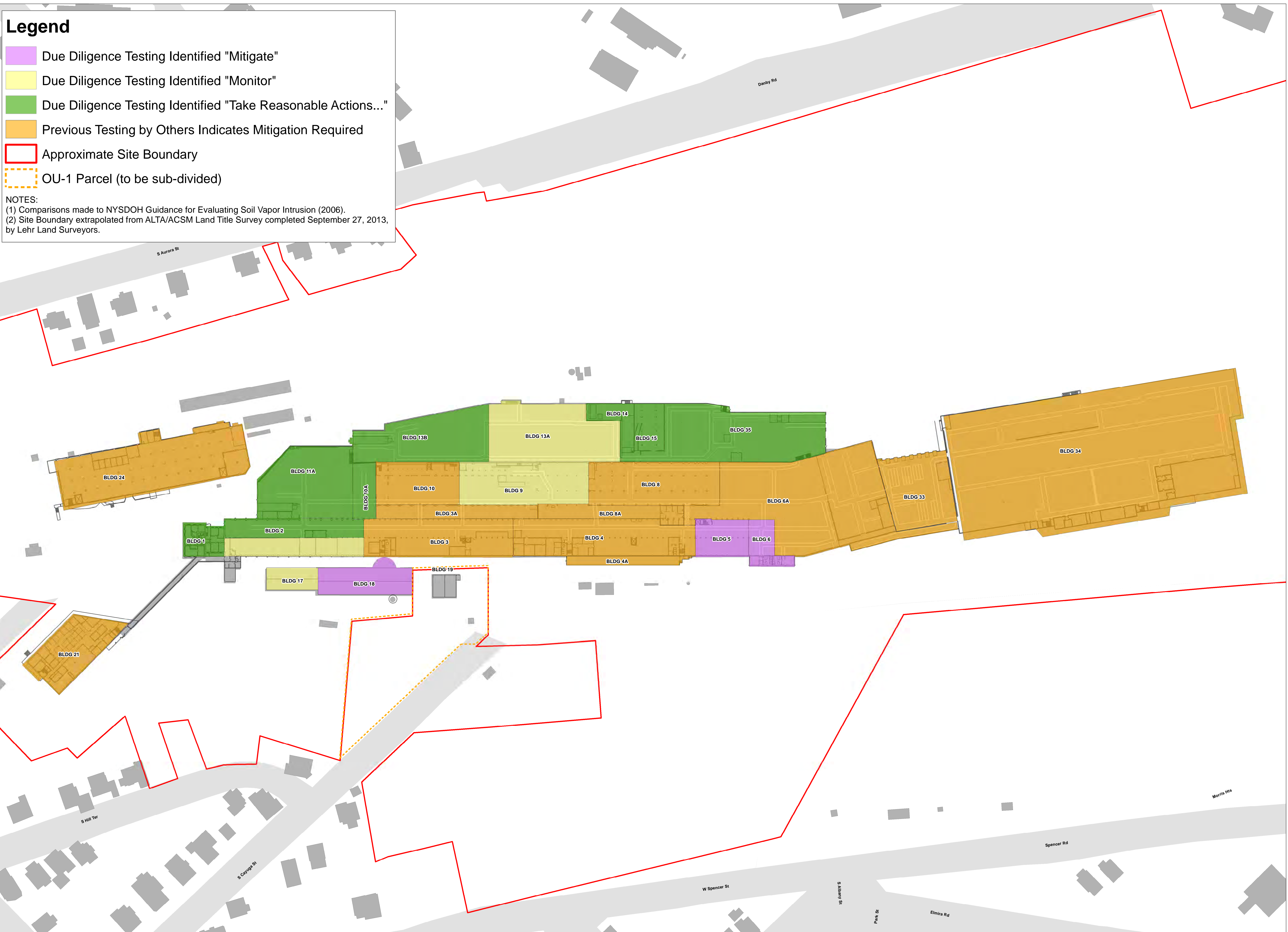
1 inch = 50 feet
Intended to print in Arch D size.

213582
FIGURE 2B

Legend

- Due Diligence Testing Identified "Mitigate"
- Due Diligence Testing Identified "Monitor"
- Due Diligence Testing Identified "Take Reasonable Actions..."
- Previous Testing by Others Indicates Mitigation Required
- Approximate Site Boundary
- OU-1 Parcel (to be sub-divided)

NOTES:
 (1) Comparisons made to NYSDOH Guidance for Evaluating Soil Vapor Intrusion (2006).
 (2) Site Boundary extrapolated from ALTA/ACSM Land Title Survey completed September 27, 2013, by Lehr Land Surveyors.



**PHASE II ENVIRONMENTAL
 SITE ASSESSMENT**

**EMERSON POWER
 TRANSMISSION FACILITY**

690 S. AURORA ST
 ITHACA, NEW YORK

Soil Vapor Intrusion
 Cumulative Results:
 2013 Phase II ESA
 & Previous Studies



0 50 100 200
 Feet

1 inch = 75 feet

Intended to be printed in Arch D size.

[213582]

[FIGURE 5]

**EMERSON POWER
TRANSMISSION FACILITY**

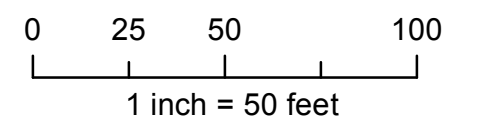
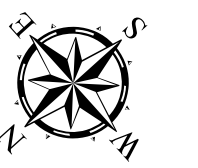
**620 S. AURORA ST
ITHACA, NEW YORK**

**Targeted Compound
Exceedences of Part 375
Restricted Residential SCOs
in Soil and Sediment
Samples**

Northeastern Portion of Site

Legend

- Soil Boring 2013
- ◆ Monitoring Well Location
- ★ Seep Samples
- ◆ Sediment Sample Location
- Surface Sample Location
- ⊠ Test Pits 2013
- OU-1 Parcel (to be sub-divided)
- Site Boundary
- Supplemental Soil Borings
- ⊠ Supplemental Test Pits



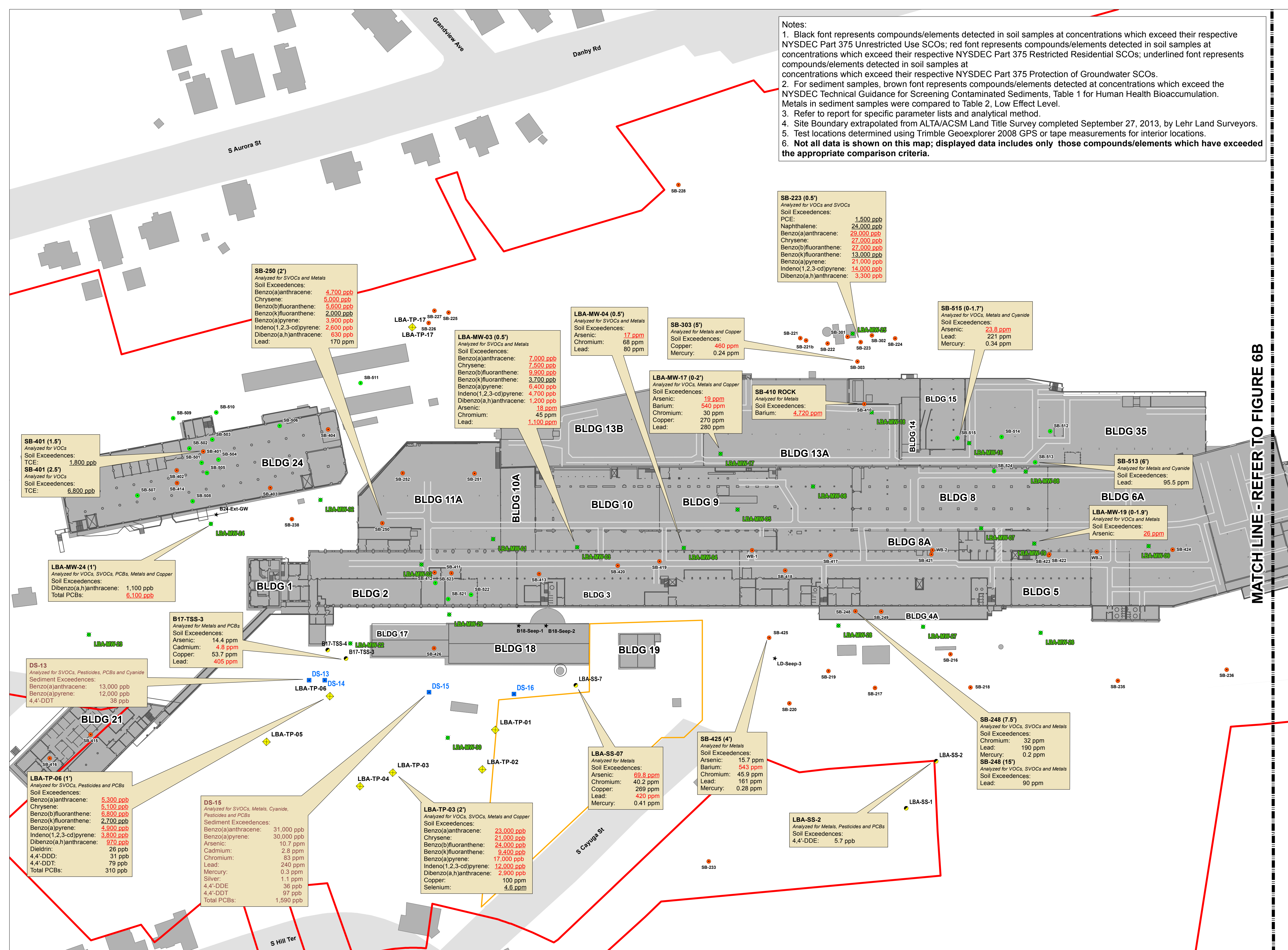
Intended to print in Arch D size.

213582

FIGURE 6A

Notes:

1. Black font represents compounds/elements detected in soil samples at concentrations which exceed their respective NYSDEC Part 375 Unrestricted Use SCOs; red font represents compounds/elements detected in soil samples at concentrations which exceed their respective NYSDEC Part 375 Restricted Residential SCOs; underlined font represents compounds/elements detected in soil samples at concentrations which exceed their respective NYSDEC Part 375 Protection of Groundwater SCOs.
2. For sediment samples, brown font represents compounds/elements detected at concentrations which exceed the NYSDEC Technical Guidance for Screening Contaminated Sediments, Table 1 for Human Health Bioaccumulation. Metals in sediment samples were compared to Table 2, Low Effect Level.
3. Refer to report for specific parameter lists and analytical method.
4. Site Boundary extrapolated from ALTA/ACSM Land Title Survey completed September 27, 2013, by Lehr Land Surveyors.
5. Test locations determined using Trimble Geoplotter 2008 GPS or tape measurements for interior locations.
6. **Not all data is shown on this map; displayed data includes only those compounds/elements which have exceeded the appropriate comparison criteria.**



MATCH LINE - REFER TO FIGURE 6B

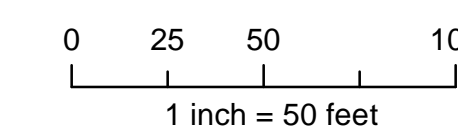
PHASE II ESA
EMERSON POWER
TRANSMISSION FACILITY

620 S. AURORA ST
ITHACA, NEW YORK

Targeted Compound
Exceedences of Part 375
Restricted Residential SCOs
in Soil and Sediment
Samples

Southwestern Portion of Site
Legend

- Soil Boring 2013
- ◆ Monitoring Well Location
- ◆ Sediment Sample Location
- Surface Sample Location
- Test Pits 2013
- Hydrography
- Site Boundary (Approx.)
- Supplemental Soil Borings
- Supplemental Test Pits

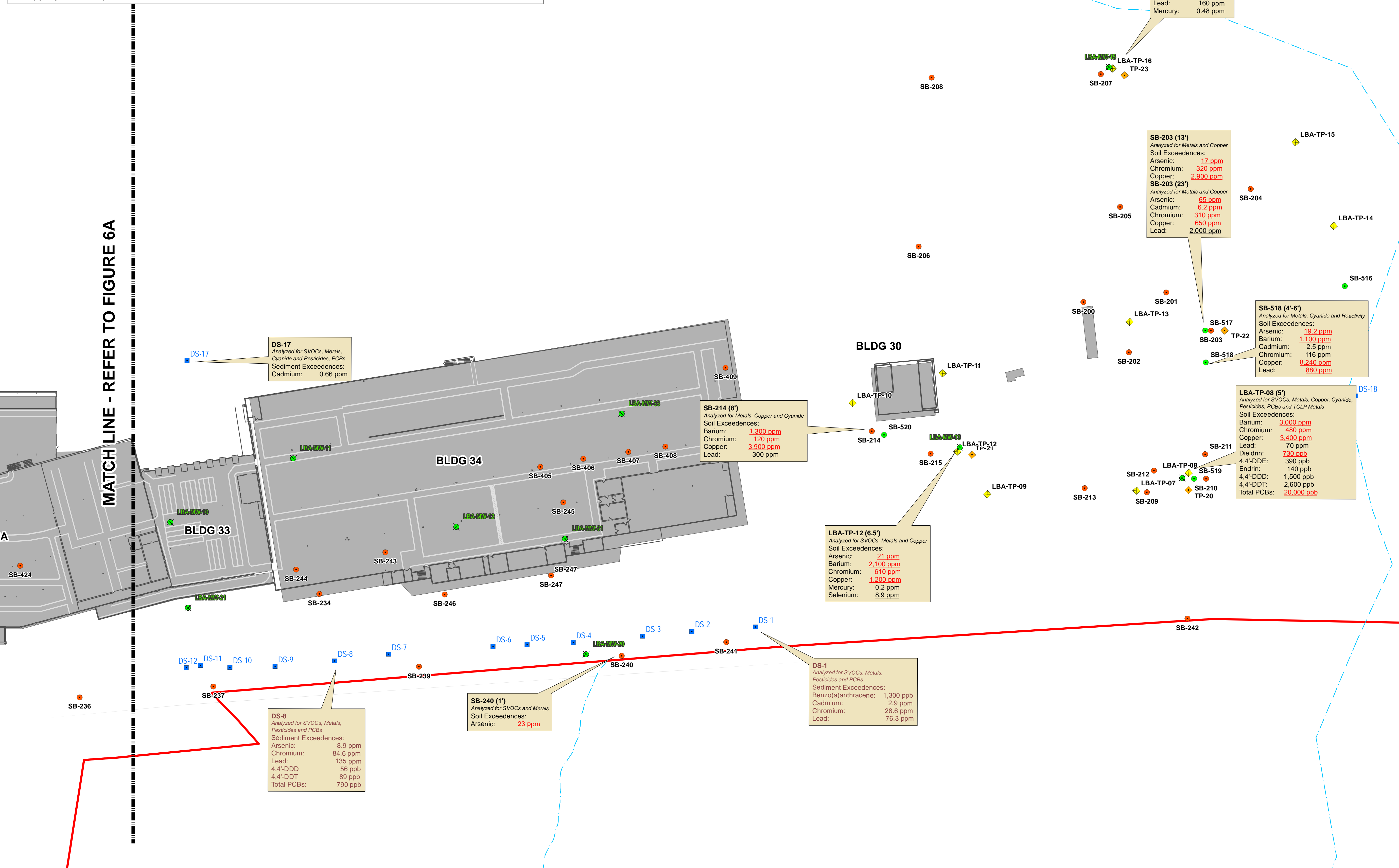


Intended to print in Arch D size.

213582

FIGURE 6B

Notes:
1. Black font represents compounds/elements detected in soil samples at concentrations which exceed their respective NYSDEC Part 375 Unrestricted Use SCOs; red font represents compounds/elements detected in soil samples at concentrations which exceed their respective NYSDEC Part 375 Restricted Residential SCOs; underlined font represents compounds/elements detected in soil samples at concentrations which exceed their respective NYSDEC Part 375 Protection of Groundwater SCOs.
2. For sediment samples, brown font represents compounds/elements detected at concentrations which exceed the NYSDEC Technical Guidance for Screening Contaminated Sediments, Table 1 for Human Health Bioaccumulation. Metals in sediment samples were compared to Table 2, Low Effect Level.
3. Refer to report for specific parameter lists and analytical method.
4. Site Boundary extrapolated from ALTA/ACSM Land Title Survey completed September 27, 2013, by Lehr Land Surveyors.
5. Test locations determined using Trimble Geoexplorer 2008 GPS or tape measurements for interior locations.
6. **Not all data is shown on this map; displayed data includes only those compounds/elements which have exceeded the appropriate comparison criteria.**



- Notes:
1. Refer to report for specific parameter lists and analytical method.
 2. Site Boundary extrapolated from ALTA/ACSM Land Title Survey completed September 27, 2013, by Lehr Land Surveyors.
 3. Test locations determined using Trimble Geoplotter 2008 GPS or tape measurements for interior locations.
 4. **Not all data is shown on this map; displayed data includes only those compounds/elements which have exceeded the appropriate comparison criteria.**
 5. * denotes samples were collected as unfiltered grab samples and as such data may not be wholly representative of dissolved metals in groundwater.

LBA-MW-29 PDB Sampling (in ppm):

Analyzed for VOCs

DEPTH:	17'-19'	20'-22'	27'-29'	32'-34'	37'-39'	42'-44'	47'-49'
1,1-DCA:	NX	0.0064	0.016	0.021	0.021	0.014	0.010
Benzene:	NX	NX	NX	NX	0.0011	0.0022	0.0010
cis-1,2-DCE:	0.089	0.210	0.490	0.590	0.610	0.230	0.220
Toluene:	NX	NX	NX	NX	0.0062	0.013	0.0050
trans-1,2-DCE:	NX	NX	0.0091	0.011	0.011	0.0066	NX
Xylene:	NX	NX	NX	NX	0.0067	0.011	NX
Vinyl Chloride:	0.040	0.094	0.210	0.250	0.260	0.240	0.190

NX denotes no exceedences.

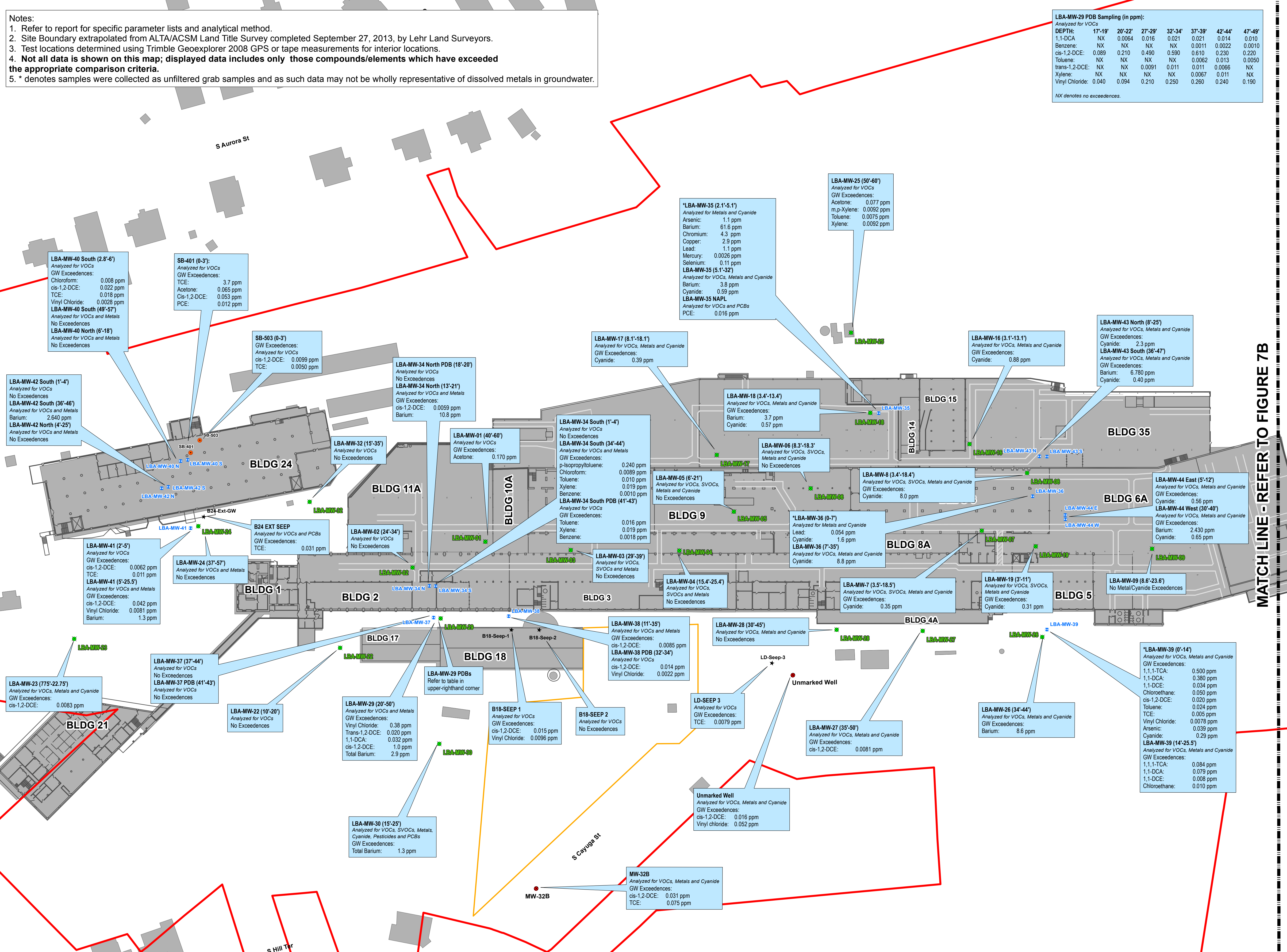
EMERSON POWER TRANSMISSION FACILITY

**620 S. AURORA ST
ITHACA, NEW YORK**

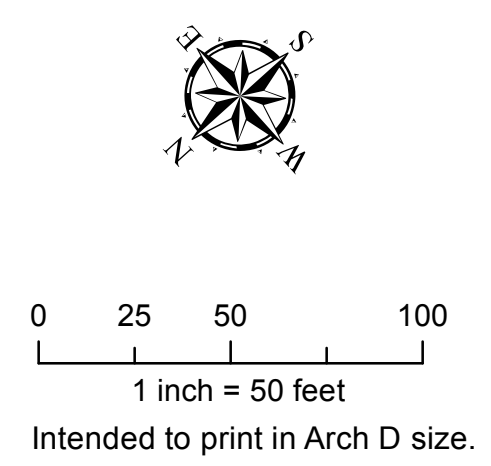
Targeted Compound Exceedences of Part 703 Groundwater Standards in Groundwater Samples

Northeastern Portion of Site

MATCH LINE - REFER TO FIGURE 7B



- Legend**
- Monitoring Well Location
 - Seep Samples
 - OU-1 Parcel (to be sub-divided)
 - Site Boundary
 - Supplemental Bedrock Wells



213582

FIGURE 7A

Notes:
 1. Refer to report for specific parameter lists and analytical method.
 2. Site Boundary extrapolated from ALTA/ACSM Land Title Survey completed September 27, 2013, by Lehr Land Surveyors.
 3. Test locations determined using Trimble Geoexplorer 2008 GPS or tape measurements for interior locations.
 4. **Not all data is shown on this map; displayed data includes only those compounds/elements which have exceeded the appropriate comparison criteria.**




PHASE II ESA
EMERSON POWER TRANSMISSION FACILITY

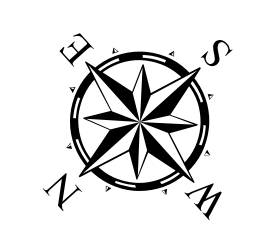
620 S. AURORA ST
ITHACA, NEW YORK

Targeted Compound Exceedences of Part 703 Groundwater Standards in Groundwater Samples

Southwestern Portion of Site

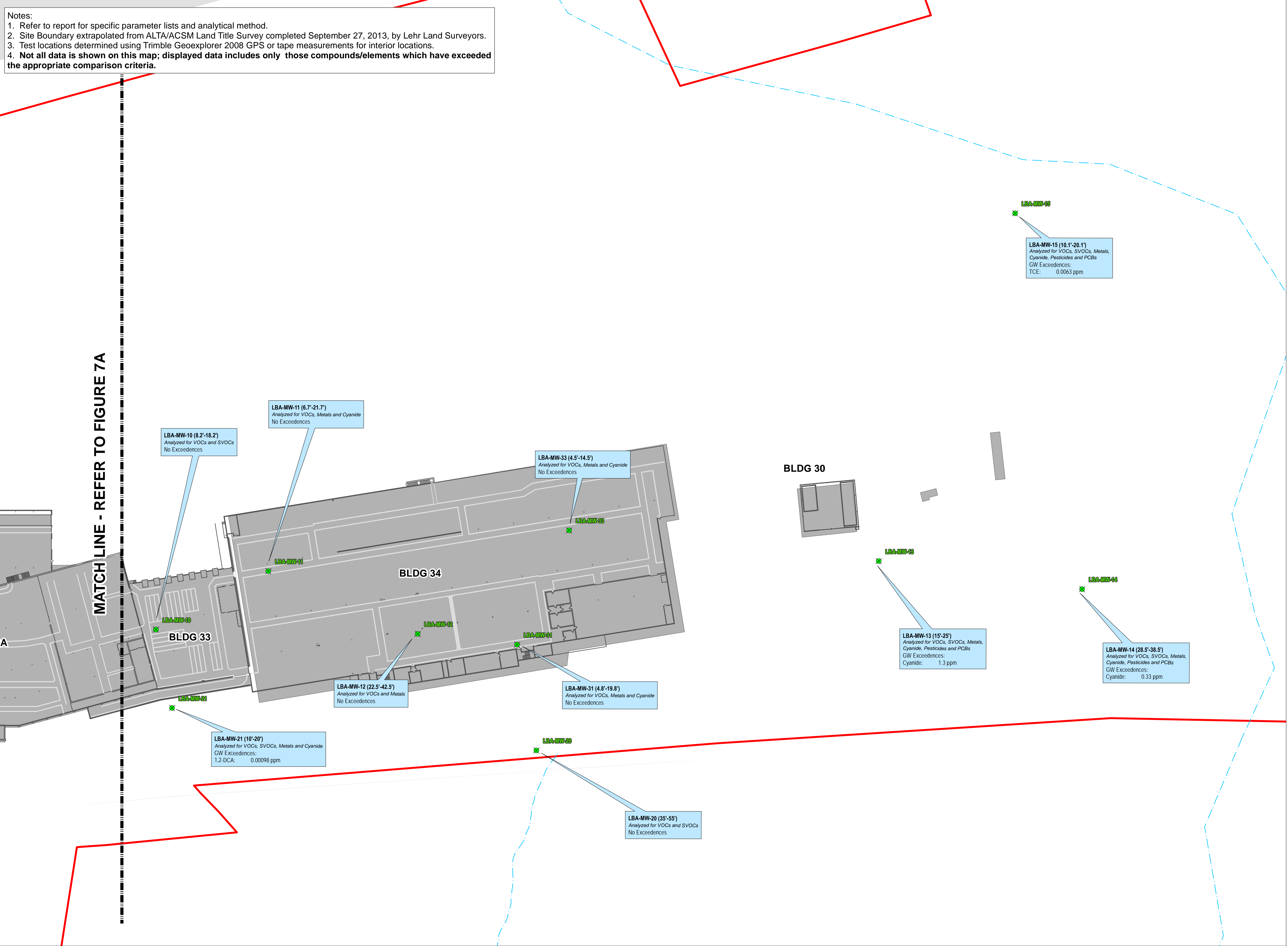
Legend

-  Monitoring Well Location
-  Hydrography
-  Site Boundary



0 25 50 100
 1 inch = 50 feet
 Intended to print in Arch D size.

213582
 FIGURE 7B



Petroleum Product Observations in Subsurface Test Locations

- No Petroleum Product Observed
- Petroleum Product Observed
- Hydrography
- Building Footprints
- ▭ OU-1 Parcel (to be sub-divided)
- ▭ Approximate Site Boundary

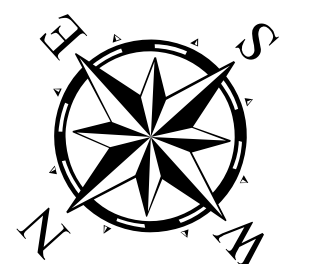
NOTES:
 (1) "Petroleum Product" refers to free product (as opposed to "other evidence of impairment" such as odors, staining or sheens). It should also be noted that "No Petroleum Product Observed" does not necessarily denote that "other evidence of impairment" was not noted in the indicated sample location. Refer to Section 7.0 in the Phase II ESA for a description of "other evidence of impairment" observed in soil or groundwater during field activities.
 (2) Site Boundary extrapolated from ALTA/ACSM Land Title Survey completed September 27, 2013, by Lehr Land Surveyors.
 (3) Test locations determined using Trimble Geopointer 2008 GPS or tape measurements for interior locations.

**PHASE II ENVIRONMENTAL
 SITE ASSESSMENT**

**EMERSON POWER
 TRANSMISSION FACILITY**

**620 S. AURORA ST
 ITHACA, NEW YORK**

**Observed Petroleum
 Product in all Sample Types
 During Phase II ESA**



0 125 250

1 inch = 100 feet

Intended to print in Arch D size.

213582

FIGURE 8

PHASE II ENVIRONMENTAL
SITE ASSESSMENT

EMERSON POWER
TRANSMISSION FACILITY

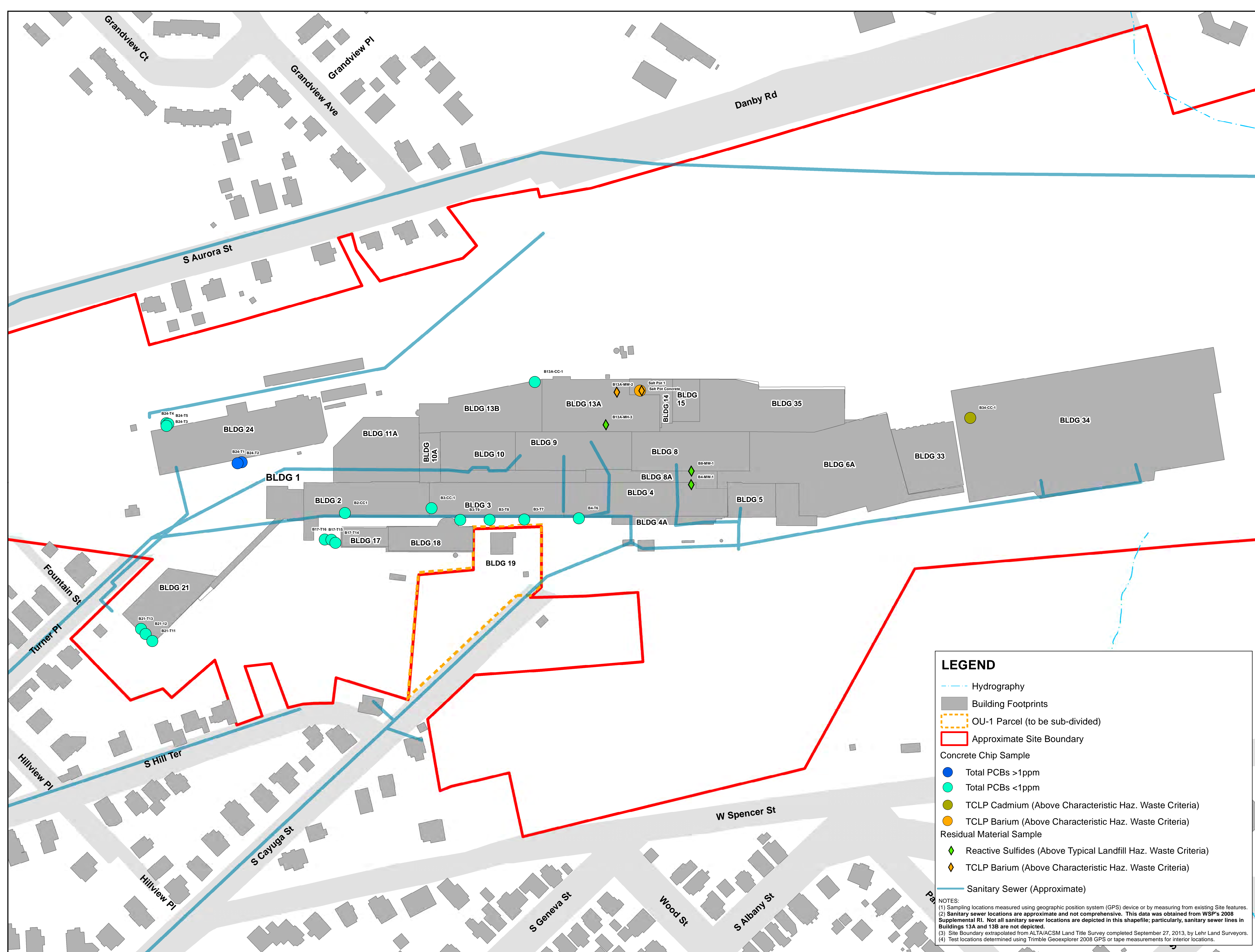
620 S. AURORA ST
ITHACA, NEW YORK

Hazardous and/or PCB
Waste in
Residual Materials



1 inch = 75 feet

Intended to print in Arch D size.



LEGEND

- Hydrography
- Building Footprints
- OU-1 Parcel (to be sub-divided)
- Approximate Site Boundary
- Concrete Chip Sample
 - Total PCBs >1ppm
 - Total PCBs <1ppm
 - TCLP Cadmium (Above Characteristic Haz. Waste Criteria)
 - TCLP Barium (Above Characteristic Haz. Waste Criteria)
- Residual Material Sample
 - Reactive Sulfides (Above Typical Landfill Haz. Waste Criteria)
 - TCLP Barium (Above Characteristic Haz. Waste Criteria)
- Sanitary Sewer (Approximate)

NOTES:
 (1) Sampling locations measured using geographic position system (GPS) device or by measuring from existing Site features.
 (2) Sanitary sewer locations are approximate and not comprehensive. This data was obtained from WSP's 2008 Supplemental RI. Not all sanitary sewer locations are depicted in this shapefile; particularly, sanitary sewer lines in Buildings 13A and 13B are not depicted.
 (3) Site Boundary extrapolated from ALTA/ACSM Land Title Survey completed September 27, 2013, by Lehr Land Surveyors.
 (4) Test locations determined using Trimble Geopointer 2008 GPS or tape measurements for interior locations.

[213582]

[FIGURE 9]